



**357 Main Road, Bilton HU11 4DS**  
**Offers in the region of £325,000**



- Superb Extended Home
- Beautifully Appointed Throughout
- Generous Plot
- Lounge, Dining Room & Snug
- Dining Kitchen
- Large Gardens to the Rear
- Excellent Parking Facilities
- Garaging for two Vehicles
- Must Be Viewed
- Energy Rating - D

An absolutely superb extended detached home which is beautifully presented throughout and sits in a generous plot with excellent parking facilities, garaging for two vehicles and enjoys a large garden to the rear.

Simply must be viewed!

LOCATION

This property is located on Main Road, Bilton between Holmes Lane and Glafrid Road and is well placed for access to local amenities.

Bilton is a large village which is located to the north of the B1238 adjacent to the north eastern boundary of Hull. Community facilities and services include a primary school, a variety of shops, post office and a modern village hall which is set in playing fields. The parish population, which includes the settlements of Ganstead and Wyton, is 2220 (2011 census).

ACCOMMODATION

The well appointed accommodation has mains gas central heating along with under floor heating to the dining kitchen and modern bathroom, UPVC double glazing and is arranged over two floors as follows:

ENTRANCE PORCH

With UPVC double glazed double entrance doors and UPVC inner door to:

ENTRANCE HALL

6'2" x 13'2" (1.88m x 4.01m)  
With stairs leading leading off incorporating a cupboard under and one central heating radiator.

LOUNGE

11'6" x 13'2" deepening to 16'3" in the bay window (3.51m x 4.01m deepening to 4.95m in the bay window)  
With a gas living flame effect fire set in a conglomerate hearth and inset with surround, picture rail, ceiling

cornice, relief moulding to the ceiling, center rose, two wall light points and one central heating radiator.

DINING ROOM

11'1" x 12'9" (3.38m x 3.89m)  
With strip wooden flooring, one central heating radiator and open square archway to:

SNUG

7'9" x 8'10" (2.36m x 2.69m)  
With strip wooden flooring, double French doors leading onto the rear garden and a column feature radiator.

DINING KTICHEN

6'8" x 10'2" (2.03m x 3.10m)  
With an extensive range of fitted base and wall units incorporating solid bamboo work surfaces with tiled splashbacks, a Neff built in oven and integrated microwave above, an inset 1 1/2 bowl sink unit, five ring gas hob with extractor hood over, space for an American style fridge freezer, integrated dishwasher and washing machine, high gloss ceramic tile floor covering with underfloor heating and rear porch leading off.

REAR PORCH

With UPVC double glazed rear entrance door, underfloor heating, ceramic tile flooring and doorway to:

CLOAKS/W.C.

4'6" x 2'10" (1.37m x 0.86m)  
With a low level W.C., wash hand basin, ceramic tile floor covering and a ladder style radiator.

FIRST FLOOR

LANDING

Which is part galleried with an access hatch leading to the roof space, built in cupboard housing the central heating boiler and doorways to:

BEDROOM 1 (FRONT)

9'7" (net) x 12'3" deepening to 15'11" in the bay (2.92m (net) x 3.73m deepening to 4.85m in the bay )  
With sliding wardrobes along one wall, lovely views to the front towards open fields, picture rail and one central heating radiator.

BEDROOM 2 (REAR)

9'11" x 12'1" overall (3.02m x 3.68m overall)  
With woodgrain effect laminate floor covering, views over the rear garden and one central heating radiator.

BEDROOM 3 (REAR)

7'9" x 8'9" (2.36m x 2.67m)  
Accessed via a large DRESSING AREA (11'6" x 5'5"). This bedroom enjoys pleasant views over the rear garden and there is one central heating radiator.

BEDROOM 4 (FRONT)

6'5" x 9'3" (1.96m x 2.82m)  
With woodgrain effect laminate floor covering, views towards fields to the front and one central heating radiator.

BATHROOM/W.C.

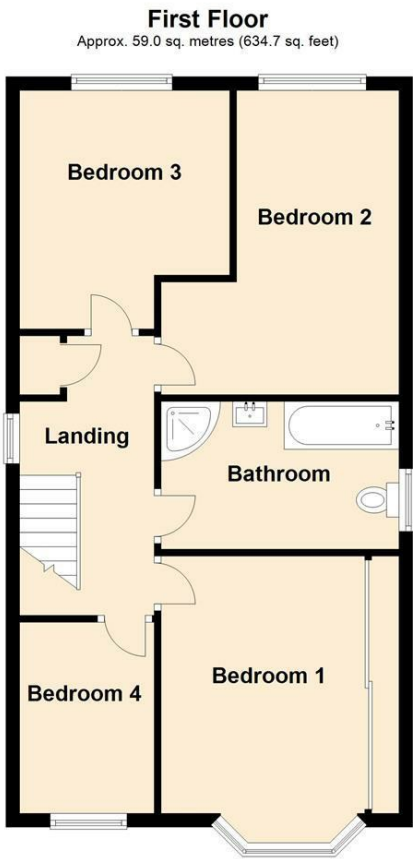
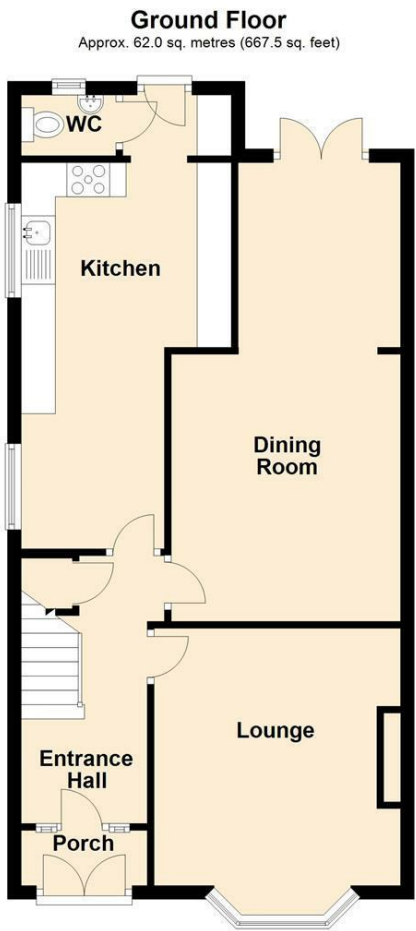
11'6" x 7' (3.51m x 2.13m)  
With a modern suite comprising of a bath with mixer taps and hand shower over, an independent tiled corner shower cubicle, wall hung vanity unit housing the wash hand basin and W.C., ceramic tile floor covering incorporating underfloor heating, part tiling to the walls, downlighting to the ceiling and a ladder style towel radiator.

OUTSIDE

The property is set back behind a dwarf walled frontage with wrought iron fencing, and a good sized block paved

parking court and a long parking drive leads to a brick and tile built garage with space for two vehicles, remote operated electric up and over over main door and a side personal door.

The rear garden forms a particularly attractive feature of the property and is of generous proportions with a large paved patio and matching pathway, two lawned garden areas along with mature planting and well stocked borders. There is a further paved patio, garden shed and a gravelled sun terrace adjoining the very rear of the garden. The garden has a fenced and hedged surround and enjoys a great deal of privacy along.



Total area: approx. 121.0 sq. metres (1302.2 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.